184.0	0007	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	631,100 /	631,100
USE VALUE:	631,100 /	631,100
ASSESSED:	631,100 /	631,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIEMER PAUL F
Owner 2:	
Owner 3:	
Street 1:	31 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7170.000	186,500		444,600	631,100
Total Card	0.165	186,500		444,600	631,100
Total Parcel	0.165	186,500		444,600	631,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 730.44 | /Parcel: 730.44

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	124109
GIS Ref	
GIS Ref	
Insp Date	07/11/18

!14340!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	186,500	0	7,170.	444,600	631,100		Year end	12/23/2021
2021	101	FV	180,100	0	7,170.	444,600	624,700		Year End Roll	12/10/2020
2020	101	FV	180,100	0	7,170.	444,600	624,700	624,700	Year End Roll	12/18/2019
2019	101	FV	161,900	0	7,170.	444,600	606,500	606,500	Year End Roll	1/3/2019
2018	101	FV	161,700	0	7,170.	374,700	536,400	536,400	Year End Roll	12/20/2017
2017	101	FV	161,700	0	7,170.	343,000	504,700	504,700	Year End Roll	1/3/2017
2016	101	FV	161,700	0	7,170.	292,100	453,800	453,800	Year End	1/4/2016
2015	101	FV	151,500	0	7,170.	254,000	405,500	405,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:48:46

LAST REV

Date	Time
07/31/18	11:58:54
mmcmakin	

PAT ACCT. 14340

USER DEFINED

Prior Id # 1:	124109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	PR433-788		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2011	1097	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
3/11/2009	Inspected	189	PATRIOT
11/13/2008	Measured	345	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7170		Sq. Ft.	Site		0	70.	0.89	7									444,568						444,600	

Total AC/HA:	0.16460	Total SF/SM:	7170	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,568	Spl Credit		Total:	444,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	59250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270335
Depreciation:	83804
Depreciated Total:	186531

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 5	BRs: 2	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

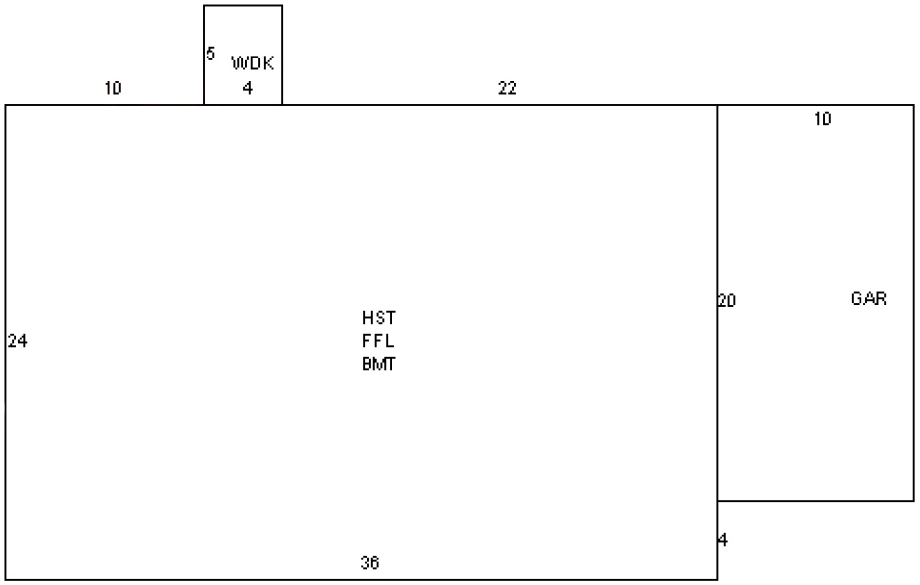
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	78.36
Final Total:	186500	Val/Su SzAd	143.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	44.550	38,487
FFL	First Floor	864	148.490	128,291
HST	Half Story	432	89.090	38,487
GAR	Garage	200	27.500	5,499
WDK	Deck	20	16.000	320

Net Sketched Area:	2,380			Total:	211,084
Size Ad	1296	Gross Area	2812	FinArea	864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: